

SUMMARY

B.H.Q.A. MEETING OF SEPTEMBER 13, 2006

MEMBERS PRESENT: Ben Mitchell, Elizabeth Gallman, Brent Thompson, Susie Hamilton, Sandi Cole, Kris Floyd

STAFF PRESENT: Lisa Abbott, Kevin Bowlen, John Hewett, Barry Collins, Carol Jack, Jo Stong

OTHERS PRESENT: Stephen Bailey, Guy Loftman, Mike Fierst

Chairman, Mitchell called the meeting to order on 09/13/06 at 4:00 p.m.

The Summary for August 9, 2006 meeting was submitted for approval. Cole made the motion to approve the summary; Floyd seconded. 5-1 [Gallman abstained]

OLD BUSINESS

408 E. Dodds, Stephen Bailey, 06-V-073 Owner was present to request a special exception to passing through a bathroom to access other habitable space.

Cole made a motion to grant for the length of the permit, and the case be reviewed again upon the expiration of the permit. Hamilton seconded. 5-1 [Thompson voted no]

812 S. Stull, Fierst Rentals, 06-TV-057 Owner was present to request an extension of time to complete repairs.

Cole made a motion to grant an extension of time until 02-01-07; Floyd seconded. 5-1 [Thompson voted no]

NEW PETITIONS

514 E. 2nd St., Candi Mullis, 06-V-103 Owner was not present to request a special exception to the minimum egress requirements.

Staff recommended that the Board deny the request and modify the window to open fully or replace with a new window that meets the code.

Gallman made a motion to deny the request; Floyd seconded. 6-0

943 N. Jackson, John Weakley, 06-TV-104 Owner was not present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension of time with the condition that the smoke detection, fire extinguisher, and egress window violations be completed and reinspected no later than 09-20-06, and all other violations, except painting, be completed and reinspected no later than 11-20-06.

Hamilton made a motion to grant the extension of time according to the staff recommendation; Cole seconded. 6-0

1211 W. 20th St., Richard McClung, 06-TV-105 Owner was not present to request an extension of time to complete repairs.

Staff reported that the property has been without a valid rental permit for nearly seven months. Staff recommended that the Board deny the request for more time.

Floyd made a motion to deny the request for an extension of time; Cole seconded. 6-0

739 W. Wylie St., Guy Loftman, 06-V-106 Petitioner was present to request a special exception to the minimum egress requirements and exception to installing disconnect boxes at the air conditioning units.

Staff recommended that the Board deny the request and require disconnect boxes be installed for the air conditioning units at apartments C-3 and C-4. Staff recommended that the Board grant a sill height variance for the windows with the following conditions: Single and multiple-station smoke alarms shall be installed in the following locations: In each sleeping room; outside of each separate sleeping area in the immediate vicinity of the bedrooms; in each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When one or more smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Radio frequency interconnection is allowable. Install smoke detector(s) in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. The required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection. Smoke detection shall be maintained in a manner so that it functions as intended and is in compliance with the aforementioned installation requirements. Should the structure ever be determined to be in a state of non-compliance with the abovementioned conditions the variance may be rescinded at the discretion of the code official. Staff recommended a compliance deadline of 11-10-06, or before the units are re-occupied.

Mitchell made a motion to accept the staff recommendations; Gallman seconded. 5-1 [Thompson voted no]

100 S. Pete Ellis Dr., Woodwind Terrace, 06-TV-107 Owner was not present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension of time until 10-01-06 with the condition that all repairs be completed and reinspected no later than the deadline or the case will be referred to City Legal Dept. for further action including the possibility of fines.

Gallman made a motion to grant according to the staff recommendation; Floyd seconded. 6-0

1112 ½ S. Fairview, Mary Koontz, 06-V-108 Owner was not present to request a special exception to the minimum egress requirements.

Staff reported that the windows in the bedrooms of Unit 1112 ½ did not meet the minimum egress requirements. Staff recommended that the Board deny the variance request and the owner install code compliant window in each of the two bedrooms by 11-13-06.

Floyd made a motion to deny the request according to the staff recommendation; Cole seconded. 6-0

910 E. Maxwell Lane, Joseph Hickman, 06-V-109 Owner was not present to request a special exception to the minimum egress requirements. WITHDRAWN

921 W. Howe, Sandra Fowler, 06-TV-110 Owner was not present to request an extension of time to complete repairs.

Staff recommended that the Board grant an extension of time until 10-13-06 with the condition that all repairs be completed and reinspected no later than the deadline or the case will be referred to City Legal Dept. for further action including the possibility of fines.

Mitchell made a motion to grant according to the staff recommendation; Gallman seconded. 6-0

311 S. Rogers St., Bill Sturbaum, 06-V-111 Request a special exception to the minimum egress requirements and ceiling height requirements. TABLED.

Cole made a motion to table until the October meeting; Floyd seconded. 6-0

ADJOURNMENT: Meeting was adjourned at 5:00 pm.